



DEPARTMENT OF
**Buildings, Safety Engineering &
Environmental**

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Property Maintenance Division Inspections, Maintenance Requirements and Responsibilities

What is a Vacant Building?

A Vacant building is a structure that is unoccupied for more than thirty (30) days, unsecured or secured by other than normal means, illegally occupied, or poses an imminent danger to the health and safety of the surrounding residents, properties or the general public.

INSPECTIONS

1. Annual Inspections are required for vacant property and may occur more often based on complaints. 2. Inspections are made to ensure compliance with the Property Maintenance Code, the Zoning Ordinance, the Michigan Building Code with regard to the safety and security of the buildings.
2. Inspections may be scheduled by calling (313) 628-2451 between the hours of 8:00 a.m. and 4:00 p.m. Monday thru Friday.
3. A Certificate of Compliance is required annually for exterior conditions of all vacant buildings and structures in the City of Detroit, which is obtained after passing the annual inspection.
4. Upon Inspection and finding the property vacant, a correction order may be issued to the owner of record to correct violations of the Property Maintenance Code, the Zoning ordinance and the Michigan building Code.
5. When the Department deems a building unsafe, collapsing or unfeasible for repair, it may refer the property to the Demolition Section for emergency demolition.

NATURE OF INSPECTIONS

1. Structural
 - Structural safety
 - Exterior soundness
 - Falling components
 - Means of ingress/egress
 - Foundations
 - Windows/Doors security
 - Roof/ roof structures
 - Chimneys/Stacks
2. Land and Environment
 - High weeds
 - Abandoned vehicles (referred to Police)
 - Fencing
 - Security of accessory buildings
 - Eradication of nuisance and blight conditions

ENFORCEMENT

All inspections and processes are conducted in accordance with the provisions of the City of Detroit Property Maintenance Code, Chapter 8 of the Detroit City Code, as well as the City of Detroit Zoning Ordinance, Chapter 50 of the Detroit City Code. These matters are enforced as Blight Violations in accordance with Chapter 1, Section 1-1-9, of the Detroit City Code. The Buildings & Safety Engineering Department is continuously vigilant for violations of codes and ordinances related to the maintenance of all properties within the City of Detroit. The City of Detroit Department of Administrative Hearings adjudicates tickets for Blight Violations. An Administrative Hearing Officer levies fines upon findings of 'Responsible' and civil remedies are applied to affect collection of judgments, including liens, garnishments, seizures and other such actions as permitted by law.

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VACANT PROPERTY IS A FACT OF LIFE IN ANY COMMUNITY PROPER MANAGEMENT OF VACANT PROPERTY IN OUR COMMUNITY IS VITAL TO THE CITY'S HEALTH AND WELL-BEING

Safe, Secure and healthy vacant properties reduce blight and the negative impact it causes to property values in our City.

RESPONSIBILITIES OF OWNERS

- Maintain the physical structure and environs in a safe, clean, secure and healthy manner pursuant to Chapter 8 of the Detroit City Code, including replacement of broken windows, grass cutting and keeping property free of trash and debris.
- Get annual inspections and current certificates of compliance for exterior conditions

RESPONSIBILITIES OF THE COMMUNITY

- Monitor vacant properties
- Report deteriorating and open buildings to the Buildings, Safety Engineering, and Environmental Department
- Report trespass and vandalism to the Detroit Police Department

For Vacant Building Complaints Call: 313-628-2451